



SAN FRANCISCO PLANNING DEPARTMENT

HEARING DATE: May 4, 2016

CASE NUMBERS: 2015-004228DES – 235 Valencia Street

TO: Historic Preservation Commission

FROM: Shannon Ferguson
Preservation Planner, 415-575-9074

REVIEWED BY: Tim Frye
Preservation Coordinator, 415-575-6822

RE: Draft Motions to Deny Nomination of 235 Valencia Street
and Amend Inner Mission North Survey Findings

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On April 6, 2016, the Historic Preservation Commission (HPC) adopted a Motion of Intent to not confirm nomination of 235 Valencia Street as an Article 10 individual landmark, but change the California Historical Resource Status Code (CHRS). The item was then continued to today's hearing, May 4, 2016.

BACKGROUND/PREVIOUS ACTIONS

235 Valencia Street was documented in the Inner Mission North Historic Resource Survey, adopted by the Historic Preservation Commission May 18, 2011. At that time, it was given a California Historical Resource Status Code (CHRS) of "6L" or determined ineligible for local listing or designation through local government review process, but may warrant special consideration in local planning.

In December 2015, the Department received a community-sponsored Application for Article 10 Landmark Designation for 235 Valencia Street submitted by Larisa Pedroncelli, Kelly Hill, and Sven Eberlein.

At its regular meeting of April 5, 2016, the HPC did not find 235 Valencia Street eligible for local listing as an Article 10 individual landmark. However, based on new information provided by the applicant and current property owner, the HPC found the subject building warrants reconsideration for eligibility for the California Register of Historical Resources (California Register) as an individual property.

The attached draft motions do not confirm nomination and amends the subject building's CHRS status code to "3CS" or appears eligible for the California Register as an individual property through survey evaluation based on the property's association with Loren "Hap" Jones, a pioneer in motorcycling who played a significant role in the development of motorcycle culture in San Francisco and the Bay Area.

ATTACHMENTS:

Draft Motion to Deny Nomination
Draft Motion to Amend Inner Mission North Survey Findings



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MOTION TO DENY NOMINATION PURSUANT TO SECTION 1004.1 OF THE PLANNING CODE OF 235 VALENCIA STREET, LOT 019B IN ASSESSOR'S BLOCK 3532.

1. WHEREAS, 235 Valencia Street was documented in the Inner Mission North Historic Resource Survey, adopted by the Historic Preservation Commission June 1, 2011, and given a California Historical Resource Status Code (CHRS) of "6L," determined ineligible for local listing or designation through local government review process, but may warrant special consideration in local planning;
2. WHEREAS, a community-sponsored Application for Article 10 Landmark Designation for 235 Valencia Street was submitted to the Planning Department by Larisa Pedroncelli, Kelly Hill, and Sven Eberlein in December 2015; and
3. WHEREAS, the Historic Preservation Commission at its regular meeting of April 5, 2016 did not find 235 Valencia Street eligible for local listing as an Article 10 individual landmark; and

SO MOVED, that the Historic Preservation Commission thanks the applicants for their research and consideration of the City's Landmark Designation program.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. 235 Valencia Street does not meet the designation criteria. Loren "Hap" Jones appears to be one of the important figures in motorcycling; however, Jones's direct association with the property during his productive life has not been established and his association with other properties he owned should also be compared.
3. 235 Valencia Street does not appear to meet the Landmark Designation Work Program designation priorities established by the Historic Preservation Commission which are:

The designation of underrepresented Landmark property types including landscapes

The subject building was constructed in 1924 and is associated with the theme of Early Infill Development (1914-1930). This second wave of development following the 1906 earthquake and fire was slower, larger, and more studied. This property type is well represented by current City Landmarks constructed during this time period.

The designation of buildings of Modern design

The subject building is not a Modern style building; rather it is a Mission Revival style building.

The designation of buildings located in geographically underrepresented areas

The neighborhood is well represented by existing landmarks, including the adjacent State Armory and Arsenal at 1800 Mission Street (Landmark No. 108); the Juvenile Court and Detention Center at 150 Otis Street (Landmark No. 248); and the Sheet Metal Workers' Union Hall at 224-226 Guerrero Street (Landmark No. 150) and numerous additional landmarks nearby.

The designation of properties with strong cultural or ethnic associations.

The subject building does not appear to have specific cultural or ethnic associations.

I hereby certify that the foregoing Motion was adopted by the Historic Preservation Commission at its meeting on May 4, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 4, 2016



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MOTION TO AMEND THE INNER MISSION NORTH HISTORIC RESOURCE SURVEY FINDINGS FOR 235 VALENCIA STREET, LOT 019B IN ASSESSOR'S BLOCK 3532, TO CHANGE THE CALIFORNIA HISTORICAL RESOURCE STATUS CODE FROM 6L TO 3CS.

1. WHEREAS, 235 Valencia Street was documented in the Inner Mission North Historic Resource Survey, adopted by the Historic Preservation Commission June 1, 2011, and given a California Historical Resource Status Code (CHRS) of "6L," determined ineligible for local listing or designation through local government review process, but may warrant special consideration in local planning;
2. WHEREAS, based on new information provided to the Historic Preservation Commission at its regular meeting of April 6, 2016, the subject building warrants reconsideration for eligibility for the California Register as an individual property.
3. WHEREAS, the Historic Preservation Commission at its regular meeting of April 6, 2016 did not find 235 Valencia Street eligible for local listing as an Article 10 individual landmark; and
4. WHEREAS, the subject building appears eligible for a CHRS status code of "3CS" as an individual property through survey evaluation based on the property's early association with important motorcycling figure Loren "Hap" Jones prior to his productive life; and motorcycling in San Francisco and the Bay Area.
5. WHEREAS, the Historic Preservation Commission understands the property may be demolished and redeveloped in the future; however, its association under Criterion B "Persons" for the California Register warrants interpretation at the site to provide the public with a broader understanding of the history of Loren "Hap" Jones and motorcycling in San Francisco and the Bay Area.

SO MOVED, that the Historic Preservation Commission directs Planning Department Staff to amend its findings relating to the Inner Mission North Historic Resource Survey, to change the CHRS status code for 235 Valencia Street to "3CS" and to transmit this information to the State Office of Historic Preservation and to the Northwest Information Center at Sonoma State University for reference.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Loren “Hap” Jones appears to be one of the important figures in motorcycling; however, Jones’s direct association with the property during his productive life has not been established and his association with other properties he owned should also be compared.
3. 235 Valencia Street, the subject building, warrants reconsideration for eligibility for the California Register of Historical Resources (California Register) as an individual property.
4. The Commission’s findings relating to the Inner Mission North Historic Resource Survey are hereby amended to change the CHRS status code for 235 Valencia Street to “3CS,” as the property appears eligible for the California Register of Historical Resources as an individual property through survey evaluation.
5. The property’s association under Criterion B “Persons” for the California Register warrants interpretation at the site to provide the public with a broader understanding of the history of Loren “Hap” Jones and motorcycling in San Francisco and the Bay Area.

I hereby certify that the foregoing Motion was adopted by the Historic Preservation Commission at its meeting on May 4, 2016.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED: May 4, 2016